



11 Richmond Road
Leyburn, North Yorkshire, DL8 5DR



Robin Jessop

A DECEPTIVELY SPACIOUS SEMI-DETACHED HOUSE REQUIRING UPDATING IN A TOWN CENTRE LOCATION

- Semi-Detached House
- Three Bedrooms
- Updating Required Throughout
- Driveway Parking & Single Garage
- Chain Free
- Guide Price: Offers in Excess of £185,000

SITUATION

Leyburn Market Place 5-minute walk. Bedale 8 miles. Richmond 9 miles. A1(M) Interchange at Leeming 9 miles. Northallerton 18 miles.

The property is situated in a very convenient town centre location close to a range of local amenities. Leyburn is a thriving Market Town which offers a range of independent shops, cafes, pubs, a doctor's surgery and a dentist as well as both primary and secondary schools. The location makes commuting to larger centres of Northallerton, Teesside and York within reasonable distance.

DESCRIPTION

11 Richmond Road is a traditional semi-detached house which stands well close to the centre of Leyburn. The property requires updating throughout and would benefit from upgrading the central heating system. It offers excellent potential as a first-time home or investment property.

The ground floor accommodation comprises of a cosy living room with bay window to the front, a large kitchen diner with sliding doors to the rear yard, a cloakroom and an office/store room. Usefully, an internal door leads into the attached garage which has plumbing for a washing machine and dryer.

To the first floor there are three bedrooms and a house bathroom with accessible shower cubicle, WC and basin.

Externally the property is complemented by an attached garage, driveway parking and low maintenance garden at the front and rear.



The property offers excellent potential, and an early viewing is advised.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

[///tonic.seagulls.renewals](https://what3words.com/tonic.seagulls.renewals)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains water. Mains drainage. Night Storage heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



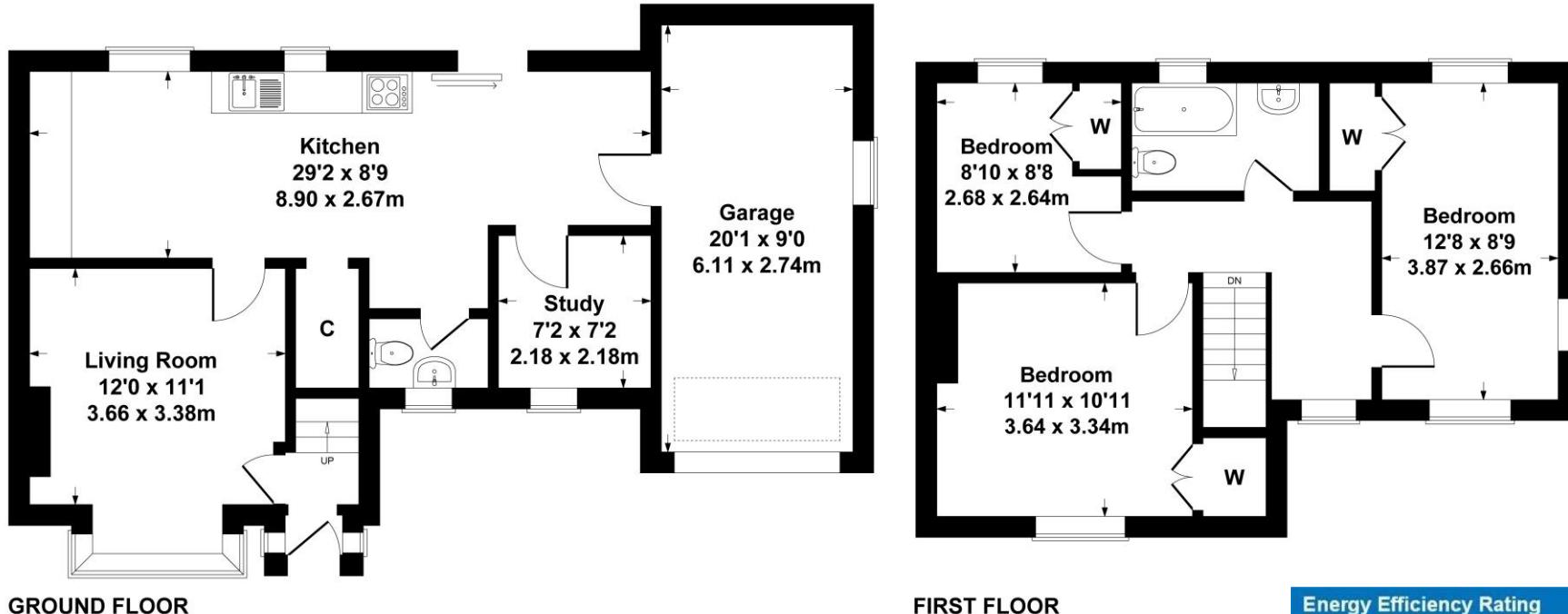
11 Richmond Road, Leyburn

Approximate gross internal area

House 98 sq m - 1055 sq ft

Garage 17 sq m - 183 sq ft

Total 115 sq m - 1238 sq ft



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	47
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		